

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

7/2/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-June 6, 2012 Meeting Minutes

Old Business:

Case No. BZA-12-0020 – Promotional Advertising – 6390 Dixie Hwy.:

A variance request submitted by Michael Kocheck, for Fairfield Golf Center, for the property located at 6390 Dixie Hwy., lot no. 386 in the PUD zoning district.

This case was tabled from the June 6, 2012 meeting, pending recommendation from the Planning Commission.

Case No. BZA-12-0022 – Outdoor seating – 4737 Dixie Hwy.:

A variance request submitted by Rick Sizemore, for Cobblestone Tavern, for the property located at 4737 Dixie Hwy., lot no. 824 in the C-3 zoning district.

Section 1165.04 (a) of the zoning code requires that “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to offer outdoor patio seating at his establishment.

New Business:

Case No. BZA-12-0024 – Accessory Building less than 6 feet from property line and house - 6085 Happy Valley Ct.:

A variance request submitted by Karen Forrester, for the property located at 6085 Happy Valley Ct., lot no. 6809 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states “Accessory buildings and structures shall be distant at least six feet from any dwelling situated on the same lot, unless erected as an integral part thereof, and at least six feet from all lot lines or adjoining lots which are within any A or R District or are used for residential purposes.” The applicant has constructed a shed, which is 4 feet from the house, and 4.5 feet from the property line. Variance of 2 feet and 1.5 feet are needed.

Case No. BZA-12-0025 – Accessory structures exceed 35% - 4775 Bradley Dr.:

A variance request submitted by Mike Turco, for the property located at 4775 Bradley Dr., lot no. 4691 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states “...no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard.” The total square footage of accessory structures allowed is 787.5 sq ft. The existing

structures total 1,128 sq ft. The proposed 220 sq ft shed will bring the total square footage to 1,348 sq ft. A variance of 560.5 sq ft is needed.

Case No. BZA-12-0026 – Variable Message Reader Board in R-1 Zone – 4601 Fairfield Ave.:

A variance request submitted by Paul Koehneke, for St. Mark's United Methodist Church, for the property located at 4601 Fairfield Ave., lot no. 11653 in the R-1 zoning district.

Section 1187.06 (a) of the zoning code does not allow Variable Message Reader Board signs in the R-1 zoning district.

Case No. BZA-12-0027 – Accessory Building less than 6 feet from property line, Variance on driveway to Accessory Building; door exceeds 6' in width – 5559 Lakeside Dr.:

A variance request submitted by D. Schultz, for the property located at 5559 Lakeside Dr., lot no. 12678 in the R-1 zoning district.

Variance 1) Section 1143.06 (a) of the zoning code states "Accessory buildings and structures shall be distant at least six feet from any dwelling situated on the same lot, unless erected as an integral part thereof, and at least six feet from all lot lines or adjoining lots which are within any A or R District or are used for residential purposes." The applicant would like to construct a 231 sq ft shed 3 feet away from the property line. A variance of 3 feet is needed.

Variance 2) Section 1143.06 (f) of the zoning code states "An accessory building or structure which has a door opening(s) greater than six feet in width...must have paved access..." The door opening to the shed is 9 feet wide. A paved driveway to the proposed shed is not shown on the site plan provided.

Case No. BZA-12-0028 – Proposed signs exceed allowable – 3000 Mack Rd.:

A variance request submitted by Mercy Health Partners, for the property located at 3000 Mack Rd., in the B-1 zoning district.

Variance 1) Sections 1187.07 (a)(6) & (8) of the zoning code allows 2 ground signs at this location. The applicant is requesting a variance to construct a total of 4 ground signs.

Variance 2) Sections 1187.03 (e) & 1187.07 (a)(6) allows directional signs at 3 sq ft each, not to exceed 8 feet in height. The proposed directional signs are 33 sq ft each and 12 feet in height.

Variance 3) Section 1187.07 (a)(4) of the zoning code states "...a sign greater than fifty square feet in area may be permitted provided...that its area does not exceed ten percent (10%) of the area of the building face upon which it is located." The total allowable sign size is 192 sq ft. The proposed sign is 751 sq ft. A variance of 559 sq ft is needed.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File